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20 March 1956

MEMORANDUM FOR RECORD

SUBJECT: CIA Building - Discussions with Mr. Nolen and Mr. Massey

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1. On 16 March [redacted], Chief, Planning Staff, and the undersigned spoke to Mr. Nolen, Director, NCPC, and Mr. Massey, Fairfax County Executive, in their respective offices. Mr. Robert Fitzgerald, Commonwealth Attorney, was also present at the meeting with Mr. Massey.

2. While we were talking to Mr. Nolen, Mr. Paul Watt, Staff Director, National Capital Regional Planning Council, mentioned that the Council had appointed a subcommittee to make recommendations concerning roads in the vicinity of the proposed CIA site. This Committee consists of General Lane and Messrs. Guthheim, Brookfield, Gingery, and Breg.

3. The discussion with Mr. Nolen verified the information informally obtained from Mr. Chestham, former General Counsel of the NCPC, with the addition of a few recent actions.

a. Parkway within Arlington County: A Declaration of Taking has been filed for the Smoot property. Consequently, the Commission is now in control of the property, although the amount of compensation is still to be determined. The Bureau of Public Roads has grading plans for that portion of the Parkway within Arlington County. Presumably they can commence work at any time if funds are made available. Mr. Nolen advised that we should transfer funds to the Department of Interior (of which the National Park Service is a component); they will transfer them to the Department of Commerce (of which the Bureau of Public Roads is a component).

b. Parkway from Arlington County line to Route 123: This section is the subject of a Federal-State-County agreement under which a total of \$200,000 is now held by the Commission for the purpose of acquiring right-of-way. Mr. Nolen expressed the view that this amount may not be sufficient, since it was based upon an earlier appraisal that is probably below the current market. Reappraisal will require a survey. Shortage of funds has delayed the survey, but apparently it is now under way.

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c. Parkway from Route 123 north to the site: On the basis of earlier appraisals the County has appropriated \$60,000 for transfer to the NCPC. Mr. Nolen has written to Mr. Massey informing him that \$75,000 will be necessary. Mr. Nolen expressed the view that even this amount may not be sufficient when reappraisal is completed. He expressed the hope that the agreement for this section will be in the form of an extension to the earlier agreement, so that the total of funds available can be used for acquiring any portion of the right-of-way in Fairfax County. This would be preferable to two sums being limited to two specific sections.

4. We inquired of Mr. Nolen what interest, if any, the Commission would have in CIA's arranging for the transfer to its control of the Federal property desired for the building and now held by the Bureau of Public Roads and the National Park Service. Mr. Nolen said that an additional submission to the Commission would be necessary. He stated that the Commission had approved the site only in principle and that a detailed site plan must be presented to the Commission so that they can consider proposed boundaries in relation to the Parkway and contiguous private property. He stated that this might be regarded as the "Master Plan" aspect of Commission approval. He expressed no view other than a desire to cooperate as fully as possible with the Commission. Mr. Nolen stated that often the Commission would recommend to the agency concerned that additional property be acquired in order to protect the security of the site.

5. In the conversation with Mr. Massey the following items were discussed:

a. Parkway - Mr. Massey verified that he had received a letter from Mr. Nolen asking that the \$60,000 appropriation be raised to \$75,000. He stated that \$75,000 was included in the budget currently before the Board of Supervisors. He also stated his agreement with Mr. Nolen's proposal that this new agreement should be an extension of the old one. We told him, as we had told Mr. Nolen, that during NCPC's lack of a general counsel we were sure that Colonel White would be willing to have CIA's attorneys assist in the preparation of the necessary papers. Mr. Massey also stated that it was his belief that the State had set aside adequate funds to meet the State's share for the purchase of Parkway right-of-way; he stated that as a matter of policy, the State would not make its funds available until after the County's share had been made available.

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b. Widening of Route 123 from Parkway to Langley Fork - Route 123 is a primary road in the State system and, therefore, is not covered in the secondary roads recommendations currently being prepared by the County for forwarding to the Department of Highways. A primary road hearing will be held in Richmond and Roanoke, probably in early May. The tentative allocations for the primary road system are usually released in late March. These tentative allocations may be changed after the public hearings and govern the fiscal year commencing on 1 July. Mr. Massey suggested that we contact General Anderson immediately if we wished funds for the widening of Route 123 to appear in next year's budget.

c. We offered to keep Mr. Massey informed of developments on both of the preceding problems by sending him copies of any letters we sent to General Anderson.

d. Mr. Massey mentioned the recent decision of the Board of Supervisors to ask the County Planning Commission to review problems of CIA's impact on the County. We requested, and Mr. Massey agreed, to supply a formal notification setting forth the points of the Planning Commission's interest. Upon receipt of such a notification we expressed our intention of consulting with the Planning Director, Mr. H. F. Schumann.

e. Mr. Massey expressed a wish that whenever the time seemed appropriate, our engineers consult with the County engineers on sewers. In response to a question, he stated that he had no doubt adequate funds would be available. He also stated that the sewage treatment plant should be, in his opinion, in the vicinity of Chain Bridge; this would probably lessen the need for pumping facilities. Previous opinion has been that the plant would be on Pimmit Run; since this would require some of the sewage going uphill, a pumping station would be necessary.

f. Mr. Massey also inquired if we had as yet discussed the water situation with Mr. Head of Falls Church, since he did not believe there was adequate water on the site to meet construction requirements.

6. RECOMMENDATIONS

a. Letter, Colonel White to General Anderson, inquiring if the widening of Route 123 is included in next year's budget, or what other disposition is intended.

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b. Letter, Colonel White to Chairman, KCPC, expressing our hope that the remaining agreement for the acquisition of right-of-way for the Parkway can be completed expeditiously and offering our legal or other services.

c. Letter, Colonel White to Mr. Head, formally notifying him of our site selection and expressing our willingness that our architects and engineers should consult with his people on the provision of water.

d. Conversations between Colonel White and Mr. Wirth, National Park Service, to discuss transfer of funds for grading the Arlington County portion of the Parkway and to request his agreement to release of the access road transversing the proposed building site.

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[REDACTED]
Assistant General Counsel

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cc:

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Building Planning Staff/OL

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